

Schedule of Values

Yadkin County 2009

MATERIAL TYPE: Swimming Pools

DATE: 04-14-04

DEALER: S & C Pools, Inc
King

INFO FROM: Cathy
PHONE: (336) 983-6034

DESCRIPTION: Residential Pools: (Reinforced Concrete)

18'x36' (oval)

\$21,000 - \$23,000 Includes:

18'x36' (rectangle)

\$22,000 - \$25,000 Includes:

1 horsepower pump

concrete apron (4 feet wide/10 square yards)

diving board and ladder

light concrete base

underwater lights

Options:

Heater (gas)

\$2000-\$2200

Underwater lights (built in)

\$ 500

Ladder (extra)

\$ 250

Auto Vacuum System

\$ 1500

REMARKS: Prices do not include privacy fence or bathhouse.

Schedule of Values

Yadkin County 2009

MATERIAL TYPE: Carpet and Vinyl Floor Cover

DATE: 07-16-04

DEALER: Jonesville Carpet Center
Jonesville

INFO FROM: Dora Ramey
PHONE: (336) 526-6060

DESCRIPTION:

Residential Carpet:

Average Quality

\$24.00 (per square yard)

Excellent Quality

\$38.00 (per square yard)

(Includes pad and installation)

Vinyl Floor Cover (no-wax)

Average Quality

\$36.00 (per square yard)

Excellent Quality

\$47.00 (per square yard)

Commercial Carpet:

Average Quality

\$16.00 (per square yard)

Excellent Quality

\$25.00 (per square yard)

Apartment Carpet:

Average Quality

\$18.00 to \$25.00(per sq yard)

Average Installation (Carpet/Vinyl)

\$ 4.00 (per square yard)

Hardwood/Tiles:

Average Quality

\$7.00 (per square foot)

Excellent Quality

\$9.00 (per square foot)

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Yadkin County 2009

MATERIAL TYPE: Sand and Crushed Stone

DATE: 07-19-04

DEALER: Ever Ready Mix Concrete
Yadkinville

INFO FROM:
PHONE: (336) 961-6688

DESCRIPTION:

Crushed Stone:

Crusher Run 1 ½" not washed	\$15.00 (per ton)
½" to ¾" used in Asphalt Topping 78	\$17.00 (per ton)
2" to 1" used for drainage	\$16.00 (per ton)
1 ½" to 1 ¼" used for base	\$16.00 (per ton)

Screenings:

3/8" to mesh used in manufacturing of concrete blocks	\$16.00 (per ton)
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Sand:

Mortar Sand	\$21.00 (per yd)
Washed Concrete Sand	\$21.00 (per ton)

Schedule of Values

Yadkin County 2009

MATERIAL TYPE: Concrete Block

DATE: 04-14-04

DEALER: Siler City Builders
Siler City

INFO FROM: Ben
PHONE: (919) 742-2653

DESCRIPTION:

Concrete Block:

4" x 8" x 16"	\$0.80 each
6" x 8" x 16"	\$1.00 each
8" x 8" x 16"	\$1.18 each
12" x 8" x 16"	\$1.72 each

Concrete and Mortar:

Cement	\$7.35 per sack (94 lbs)
Ready Mix Mortar	\$6.35 per sack (75 lbs)

Masonry Materials:

Mortar Sand	\$20.00 per yard
Washed Gravel: Size 67	\$20.75 (per ton)
Delivery Charges	\$20.00 per load

MATERIAL TYPE: Ready Mix Concrete

DATE: 04-14-04

DEALER: Chandler Concrete
Pittsboro

INFO FROM:
PHONE: (919) 542-4242

DESCRIPTION:

Ready Mix Concrete -

2000 Pound Test Aggregate ¾" Down	\$74.00 (per cubic yard)
3000 Pound Test Aggregate ¾" Down	\$77.00 (per cubic yard)
3500 Pound Test Aggregate ¾" Down	\$79.50 (per cubic yard)
4000 Pound Test Aggregate ¾" Down	\$81.00 (per cubic yard)

Options

Pea Gravel (#78 Stone)	\$ 6.00 (per cubic yard)
Calcium Chloride (add per 1%)	\$ 3.00 (per cubic yard)
Fiber	\$ 5.50 (per bag)
Retarder	\$ 2.00 (per cubic yard)

Local delivery fees: \$70.00 hauling fee.

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Yadkin County 2009

MATERIAL TYPE: Brick

DATE: 04-14-04

DEALER: Lee Brick Company
Sanford

INFO FROM: Robin
PHONE: (919) 774-4800

DESCRIPTION:

Regular or Standard:

2 1/4" x 3 1/4" x 8" Common (back-up)	\$230.00 (per thousand)
2 1/4" x 3 1/4" x 8" Face (red)	\$230.00 (per thousand)

Standard Antiques:

2 1/4" x 3 1/4" x 8" Buff	\$230.00 (per thousand)
2 1/4" x 3 1/4" x 8" White	\$317.00 (per thousand)
2 1/4" x 3 1/4" x 8" Grays	\$330.00 (per thousand)

Utility or Jumbo (Primary Use-Warehouse Construction)

4" x 4" x 12" Red or Sand Finish	\$515.00 (per thousand)
4" x 4" x 12" Buff and Pink Range (wire cut)	\$515.00 (per thousand)
4" x 4" x 12" Grays (wire cut)	\$515.00 (per thousand)

Paving Brick:

1 5/8" x 4" x 8" Red Series	\$400.00 (per thousand)
1 5/8" x 4" x 8" Light Series	\$400.00 (per thousand)

Norwegian:

2 1/4" x 3 1/4" x 11 1/2" Red Series	\$330.00 (per thousand)
2 1/4" x 3 1/4" x 11 1/2" Light Series	\$330.00 (per thousand)

REMARKS: No delivery charge for full truckload. Less than full truck \$50.00 fee.

Schedule of Values

Yadkin County 2009

MATERIAL TYPE: Septic Tanks

DATE: 04-14-04

DEALER: Ricky Beal Septic Tank Service
Goldston

INFO FROM: Ricky Beal
PHONE: (919) 898-4346

DESCRIPTION:

Typical Septic Tank Installation:

1000 gallon plus 2 lines @ 100'each
30 tons of rock plus installation

\$1800 (each)

1000 gallon
25% Reduction 675 Sq.Ft. Drain field

\$2300 (each)

1500 gallon plus 3 lines @ 100'each
45 tons of rock plus installation

\$2900 (each)

MATERIAL TYPE: Wells

DATE: 04-14-04

DEALER: W W Maness Well Drilling
Siler City

INFO FROM: Owner
PHONE: (919) 663-3891

Typical Residential Well Installation
6" Drilled with Pump & Labor
300' Depth

\$4400.00 total cost

Schedule of Values

Yadkin County 2009

MATERIAL TYPE: Lumber

DATE: 07-21-04

DEALER: Lowe's Home Improvement Store
Winston-Salem

INFO FROM:
PHONE: (336) 768-2400

DESCRIPTION:

Dimensional Lumber: Framing Lumber

2" x 4" x 8'	\$ 2.84 (each)	2" x 8" x 8'	\$
2" X 4" x 10'	\$ 5.39 (each)	2" x 8" x 10'	\$ 8.54 (each)
2" x 4" x 12'	\$ 5.97 (each)	2" x 8" x 12'	\$11.27(each)
2" x 4" x 14'	\$ 6.93 (each)	2" x 8" x 14'	\$12.48(each)
2" x 4" x 16'	\$ 7.89 (each)	2" x 8" x 16'	\$14.15(each)
2" x 10" x 8'	\$ 8.93 (each)	2" x 6" x 8'	\$ 5.97 (each)
2" x 10" x 10'	\$11.53 (each)	2" x 6" x 10'	\$ 6.89 (each)
2" x 10" x 12'	\$14.08 (each)	2" x 6" x 12'	\$ 7.97 (each)
2" x 10" x 14'	\$18.26 (each)	2" x 6" x 14'	\$ 8.80 (each)
2" x 10" x 16'	\$19.38 (each)	2" x 6" x 16'	\$11.97 (each)

Flooring:

T&G Red Oak \$75.00 bundle

Roofing:

Roll Roofing \$13.98 (roll)

Top Sheathing:(per sheet)

3/8" x 4'x 8' Sheetrock \$ 6.73

1/2" x 4'x 8' Sheetrock \$ 6.73

1/2" x 4'x 12' Sheetrock \$ 9.99

Roof Sheathing:

7/16"x4'x8'OSB.\$9.98 (each)

7/16"x4'x8'CDX\$19.00 (each)

Fiberglass Shingles:

Price per Square 20 year \$28.18

Windows: Pella Wood (tilt with Screen)

Doors:(Standard)

36" x 38"	\$320.00
24" x 38"	\$279.00
32" x 38"	\$307.00
32" x 54"	\$361.00
36" x 54"	\$375.00
36" x 62"	\$402.00

24" x 80"	\$60.00
28" x 80"	\$62.00
30" x 80"	\$64.00

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Yadkin County 2009

MATERIAL TYPE: Heating and Air Conditioning

DATE: 07-16-04

DEALER: Custom Heating & Cooling
Jonesville

INFO FROM: Darla
PHONE: (336) 526-4328

DESCRIPTION:

Residential: (prices are based on a 1500 square foot dwelling)

Heat and Air (12-14 SEER Rating)	\$4500.00 - \$7000.00
Gas Pack	\$3000.00 - \$6000.00

Commercial:

Typical Retail/Office	\$2700.00 (per ton)
Lavish Installations (engineered)	\$4000.00 (per ton)

Motel and Hotels:

Wall Units	\$2300.00 (per ton and up)
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Industrial Suspended Heaters

Electric Unit (150 Kilowatt)	\$4500.00
Gas Unit (150,000 BTU)	\$4800.00

Both unit prices may vary depending upon individual application.

REMARKS: Costs are for systems installed by contractor during construction; “add-on” systems vary in cost based on type and size of unit. Costs shown are typical and do not reflect designed or engineered system costs.

Schedule of Values

Yadkin County 2009

MATERIAL TYPE: Plumbing

DATE: 04-14-04

DEALER: Liles Plumbing & Heating
Siler City

INFO FROM: Pam
PHONE: (919) 742-3312

DESCRIPTION:

Typical installations: (Per Fixture Cost)	Residential	Commercial
Commode with trim/hardware (color)	\$450 to \$600	\$600-\$700
Shower Stall with trim/hardware (4')	\$400 to \$600	\$1000
Bathroom sink with trim/hardware	\$400	\$650
Tub with trim/hardware	\$550	
Kitchen sink with trim/hardware	\$400 to \$600	\$800
Water Heater (40 gal. Gas/Electric)	\$550	\$850

Cost of well and septic systems and water and sewer hook-ups are not included in these costs.

REMARKS: Prices shown are for contractor installation during construction. Costs are typical fixtures, not for custom designed plumbing systems.

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Yadkin County 2009

MATERIAL TYPE: Asphalt Paving

DATE: 07-19-04

DEALER: Carl Rose & Sons, Inc
Elkin

INFO FROM: Donnie
PHONE: (336) 835-7506

DESCRIPTION:

Residential Paving:

4"Crushed Stone Base (or equal) 2in. asphalt paving	\$12.00 (per sq.yd.)
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Commercial Paving:

6"Crushed Stone Base (or equal) 2in" paving	\$13.00 (per sq.yd.)
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8"Crushed Stone-2in" Binder-2in" Topcoat	\$20.00 (per sq.yd.)
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REMARKS: Prices reflect local delivery.

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Yadkin County 2009

LOCAL LABOR RATES

LOCATION: Employment Security Commission of NC
www.ncesc.com

DATE: 04-14-04

BRICKMASON	\$14.08 to \$20.55 per hour
CARPENTER	\$10.72 to \$17.89 per hour
CEMENT MASON	\$ 8.79 to \$14.51 per hour
ELECTRICIAN	\$12.48 to \$17.47 per hour
LABORER, GENERAL BUILDING	\$ 9.85 to \$13.87 per hour
PAINTER/PAPERHANGER	\$ 9.99 to \$13.97 per hour
FLOOR LAYERS	\$ 9.72 to \$12.85 per hour
FLOOR SANDERS	\$10.20 to \$14.21 per hour
PLUMBERS	\$12.80 to \$20.74 per hour
HVAC MECHANICS/INSTALLERS	\$11.24 to \$18.19 per hour
DRYWALL INSTALLERS	\$10.55 to \$14.23 per hour
ROOFERS	\$ 9.31 to \$11.20 per hour

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Yadkin County 2009

MATERIAL TYPE: Metal/Steel Buildings

DATE: 04-14-04

DEALER: Van Thomas Construction
Siler City

INFO FROM: Phillip
PHONE: (919) 742-4148

DESCRIPTION:

30' x 60' x 10' Height	\$22.50 to \$27.00 Per Square Foot
(Includes; concrete floor, basic electric, doors, windows and insulation)	
Steel Doors	\$440 each
Commercial Doors	\$880 to \$1100 each
(For Glass Doors add 20%)	
Finished Offices	\$16.50 to \$27.50 per square foot
(Includes Drywall Finish & 1 Restroom)	

Yadkin County North Carolina

Labor And Material Rates

2009 Reappraisal Project

SUPPLEMENTAL RESIDENTIAL CONSTRUCTION INFORMATION

Source: Chris Bullin Builders, Inc
East Bend

DATE: 04-14-04
PHONE: (336) 699-8017

Land Improvements:

Landscaping	\$3.00 (average per square foot of house)
Utility Connections	\$3500 to \$10000
Septic Tanks	\$5000 to \$10000
Wells	\$3000 to \$6000
Concrete Driveway	\$2000 to \$6000
Gravel Driveway	\$1000 to \$4000

Building Features:

Range	\$350 to \$1000
Oven/Hood	\$100 to \$250
Dishwasher	\$350 to \$500
Air Conditioning	\$5000 to \$8000
Fireplaces	\$3000 to \$6000
Brick Exterior Trim	\$5.00 (per square foot of house)

Foundations: (36" Foundation Wall)

Concrete Slab	\$3.60 to \$3.85 (per square foot of house)
Crawl Space	\$3.00 (per square foot of house)
Vinyl Skirting	\$1.43 (per square foot of house)
Brick	\$5.25 (per square foot of house)
Rock	\$10.00 (per square foot of house)

Carports:

12' x 22'	\$8,000 to \$10,000
22' x 22'	\$14,000 to \$18,000
22' x 24'	\$16,000 to \$20,000

Garages:

One Car	\$15,000 to \$18,000
Two Car	\$25,000 to \$30,000
Basement Garage	\$25.00 (per square foot)

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Yadkin County 2009

Material Type: Residential Elevators
Phone: 1-888-747-LIFT

Date: 04-14-04

Description:

Hydraulic	2Story	\$15000
	3Story	\$22000
Cable	2Story	\$15000
	3Story	\$22000
Poly Chain Roller	2Story	\$14200
	3Story	\$15500

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Yadkin County 2009

MATERIAL TYPE: Single Section Manufactured Homes

DATE: 04-14-04

DEALER: Southern Showcase
Siler City

INFO FROM:
PHONE: (919) 663-2159

DESCRIPTION:

Size	Price
14x60	\$15,000-\$17,000
14x70	\$17,000-\$19,000
14x80	\$19,000-\$22,000
16x80	\$22,000-\$25,000

\$2500-\$3500 Hauling and set up
\$1500-\$2000 brick foundation
\$750-\$1500 metal foundation

SUPPLEMENTAL SOURCES

Services offered by Marshall and Swift have been used as supplemental sources where primary data that has been collected and analyzed in the Yadkin County market could not be obtained. Marshall and Swift have been recognized nationally as a reputable source of valuation relative data to appraisers, assessors, and insurers for over 70 years.

Marshall Valuation Service has been used to help defined cost schedules and standards for commercial, industrial, and rural improvements. The Residential Cost Handbook has been used to help define and establish the cost schedules and standards for residential improvements.

Marshall and Swift services will be used to assist with improvement types not covered within the scope of these schedules should the need arise. All such services will be modified to conform to the effective date for these schedules of January 1, 2009.